

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 81 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-608

Current Owner Name: TIRESIAS VENTURES LLC Parent Parcel(s):

Current Owner Address: 2907 OCEAN FRONT WALK VENICE, CA 90291

Legal Description (include acreage): LOTS 11 & 12 & N 22 FT LOT 13 BLK 73 MILLSITE PARK CITY (LESS BEG SW COR LOT 10; TH S 68*27' E 100.0 FT; S 21*33' W 5.9FT; N 66*13' W 100.08 FT; N 21*33' E 2.0 FT TO BEG); 0.22 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

*National Register of Historic Places: ineligible eligible
 listed (date:)

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage

No. Stories: 1

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Not verified.

Walls: Drop siding shown in tax photo, aluminum siding in 1995 photograph

Roof: Cross-wing roof form sheathed in asphalt shingles (1995 photo).

Windows: Aluminum frame side sliders (1995 photograph)

Essential Historical Form: Retains Does Not Retain, due to:

Location: Original Location Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This assessment is based on the most recent photographs (1995) of the actual main building. The T/L cottage was significantly altered by the application of aluminum siding and an addition that extended out from the front gable. Sometime prior to 2006 and according to members of the Planning Department, plans were approved to partially reconstruct the property and recent photographs (assessor and views taken from adjacent properties) indicate the historic material has been removed from the site or is located on site covered by a blue tarp. The historic integrity of the site should be re-evaluated following completion of the reconstruction/rehabilitation and the additions.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting--as seen in 1995--is altered from what is seen in the tax photo in that the entire front yard is being used as a parking area. Currently, of course the lot is devoid of any structures.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Based on the 1995 photograph, much of the physical evidence from the period that defines the typical Park City mining era home had been altered and, therefore, lost. It is not clear how much of the original material is being preserved in order to be incorporated into the reconstruction.

Feeling (Describe the property's historic character.): Based on the 1995 photographs, the physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries. At present, the components propped against a tree provide no historic character.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the changes seen in the 1995 photographs are significant and diminish the sites association with the past. At present the components left on site provide a link only in that they are materials from the mining era.

The property should be re-evaluated following completion of the proposed plans.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900

Builder: Not Known Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: Northwest oblique - site. Camera facing southeast, 2008.

Photo No. 2: Northwest elevation (primary façade). Camera facing southeast, 1995.

Photo No. 3: Northwest elevation (primary façade). Camera facing southeast, tax photo.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building RES Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		107	\$	\$ 1618.
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		126
Ext. Walls <u>BRICKTEX</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>C/SAB</u> Mat. <u>PAT SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>179 @ .60</u>	107	
Rear @		
Cellar—Basem't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No.</u>		40
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	245	
Heat—Stove H. A. Steam S. Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. <u>1</u> Floors— <u>1</u> Hd. Wd. <u>1</u> Fir. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		40
Cabinets Mantels		
Tile— Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp Drops <u>1</u> Fix. <u>1</u> <u>CELOTEX LINED</u>		80
Total Additions and Deductions	392	246

Net Additions or Deductions \$ 246 + 146 = 1618.

Age 30 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 1764
 Depr. 1-2-3-4-5-6 51/49 % \$ 864
 Reproduction Val. Minus Depr. \$ 864

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks AV AGE RECORDED Total Building Value \$ _____
ON OLD CARD 30 YRS. (1941)

Appraised Oct 1949 By CHP & AJ

Serial No. PC 608

Location Block 73 Millrite - Lot 11 & 12 N 36' of 13.
 Kind of Bldg. RES St. No. 81 Daly Ave
 Class 3 Type 1 2 3 4 Cost \$ 1653 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		807		\$ 1653
	x x				
	x x				

Gar.—Carport x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> <input checked="" type="checkbox"/> None	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors — Walls — Clgs. —	
Roof Type <u>Gable</u> Mtl. <u>Pat. Tin</u>	
Dormers—Small — Med. — Large —	
Bays — Small — Med. — Large —	
Porches—Front <u>179° @ 80</u>	<u>143</u>
Rear — @ —	
Porch — @ —	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @ —	
Planters — @ —	
Cellar-Bsmt. — ¼ ½ ¾ ¾ Full — Floor —	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. — Unfin. —	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays — Basin — Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. — Shr. St. — O.T. — Dishwasher — Garbage Disp. —	<u>315</u>
Built-in-Appliances —	
Heat—Stove <u>H.A.</u> — Steam — Stkr. — Blr. — Oil <u>Gas</u> — Coal — Pipeless — Radiant —	
Air Cond. —	
Finish—Fir <u>Hd. Wd.</u> —	
Floor—Fir <u>Hd. Wd.</u> — Other —	
Cabinets — Mantels —	
Tile — Walls — Wainseot — Floors —	
Storm Sash—Wood D. <u>1</u> S. — ; Metal D. — S. —	<u>25</u>
Total Additions	<u>483</u>

Year Built	Avg. Age	Current Value	\$ 2136
	<u>Age 47</u>	Commission Adj.	%
Inf. by { Owner - Tenant <u>✓</u> Neighbor - Record - Est.		Bldg. Value	
Remodel Year	Est. Cost	Depr. Col. <u>1</u> 2 3 4 5 6 40 %	
		Current Value Minus Depr.	\$ 854
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor			
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Stng</u> Roof <u>RR</u> Doors <u>1</u>			
Size— <u>12x 24</u> Age <u>1950</u> Cost <u>179</u> x <u>76</u> %			<u>136</u>
Other			
Total Building Value			\$

Appraised 5-12-58 By 1302

PC608

Serial Number

.....OF.....
Card Number

Owners Name Lot 11-12 N36' Lot 13 Blk 73 MS

Location Res St. No. 81 Daly Ave

Kind of Bldg. 3- Type 1 2 3 4 Cost \$ 4869 x 104 = 506268

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1230		\$ 4778	\$
	x x				
	x x				

Att. Gar. C.P. x Flr. Walls Cl.

Description of Buildings

Foundation—Stone Conc. Sills

Ext. Walls all 5' on frame 19' Rear frame

Roof Type Gable Mt. RR Pat

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 168 @ 150 252

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub. 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp.

Heat—Stove H.A. HW Stkr Elec.

Oil Gas Coal Pipeless Radiant

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd Other

Cabinets 1 Mantels

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S. ; Metal D. 2 #2 S.

Awnings — Metal Fiberglass

Total Additions 1297

Year Built 1911 Avg. 1.924 Replacement Cost 6068

1965 Age 2. Obsolescence

Inf. by { Owner - Tenant -

{ Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 2 2 3 4 5 6

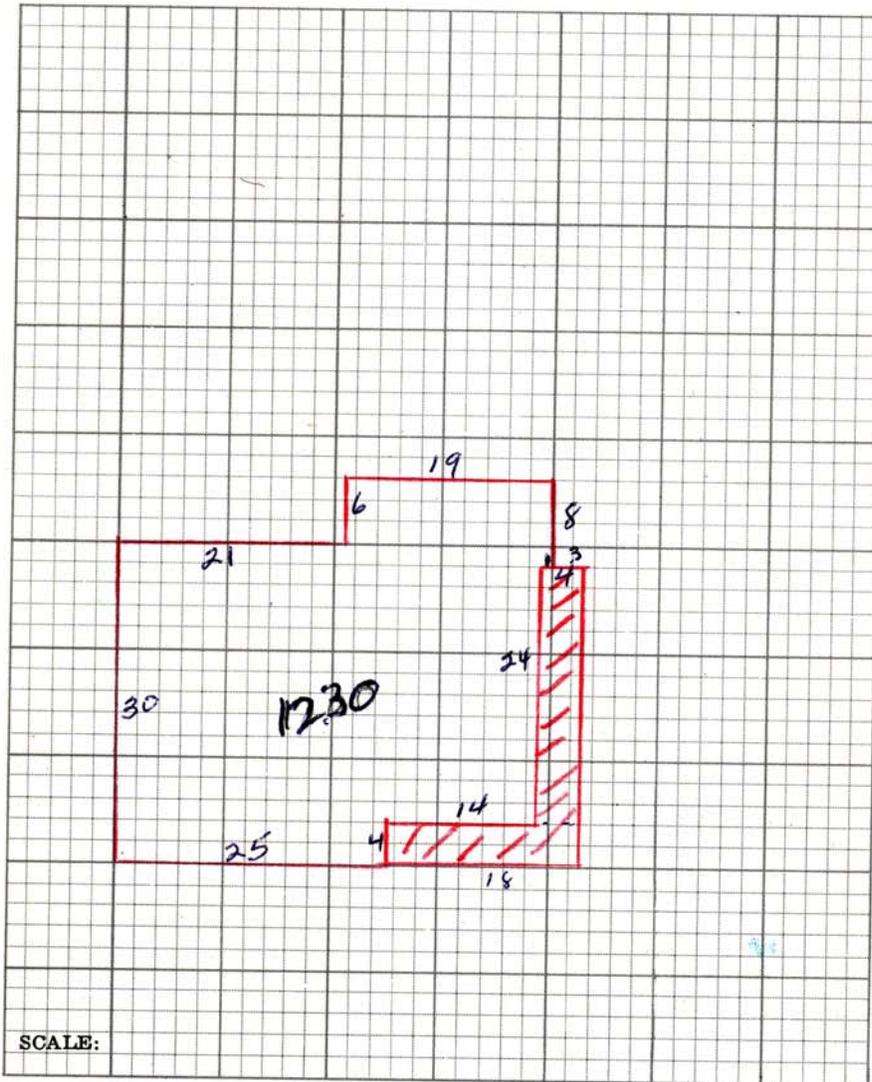
1940 Base Cost, Less Depreciation

Total Value from reverse side Garage 148

Total Building Value \$

Appraised ① 11-9 1968 By 1333 DEC 17 1968

Appraised ② 19 By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% @ 8%
 Cars 1 Floor conc Walls Saty Roof RR Doors 1
 Size 14 x 20 Age 1950 Cost 321 x 47%
 1940 Base Cost 321 x 46 % Depr. 148
 Total 145

REMARKS **Average Year of Construction Computation:**
1911 \$ 4564 = 76 % X 55 Year = 4180
 .. 1965 \$ 1424 = 24 % X 1 Year = 24
Average Year of Construction 1924 4204
44





